030.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,085,200 / 1,085,200
					USE VALUE:	1,085,200 / 1,085,200
					ASSESSED:	1,085,200 / 1,085,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84	-86	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERLINGHIERI ANTHONY--ETAL
Owner 2:	BERLINGHIERI GIOVANNA
Owner 3:	
Street 1:	86 HARLOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,505 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2960 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6505.000	588,200	4,900	492,100	1,085,200
Total Card	0.149	588,200	4,900	492,100	1,085,200
Total Parcel	0.149	588,200	4,900	492,100	1,085,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.62 | /Parcel: 366.6

Legal Description

User Acct 20621

GIS Ref

GIS Ref

Insp Date 08/11/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	588,100	4900	6,505.	492,100	1,085,100	1,085,100	Year End Roll	12/18/2019
2019	104	FV	435,400	4900	6,505.	522,900	963,200	963,200	Year End Roll	1/3/2019
2018	104	FV	435,400	4900	6,505.	381,400	821,700	821,700	Year End Roll	12/20/2017
2017	104	FV	407,500	4900	6,505.	332,200	744,600	744,600	Year End Roll	1/3/2017
2016	104	FV	407,500	4900	6,505.	283,000	695,400	695,400	Year End	1/4/2016
2015	104	FV	362,100	4900	6,505.	276,800	643,800	643,800	Year End Roll	12/11/2014
2014	104	FV	362,100	4900	6,505.	227,600	594,600	594,600	Year End Roll	12/16/2013
2013	104	FV	377,200	4900	6,505.	216,500	598,600	598,600		12/13/2012

!2486!

PRINT

Date	Time
12/10/20	17:53:19

LAST REV

Date	Time
09/12/17	14:56:50
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2486

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9788-29		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	20621
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Measured	189	PATRIOT
2/22/2000	Mailer Sent		
2/22/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6505		Sq. Ft.	Site		0	80.	0.95	1									492,121						492,100	

Total AC/HA: 0.14933 | Total SF/SM: 6505 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 492,121 | Spl Credit | Total: 492,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00472975
Const Adj.:	1.01179767
Adj $ / SQ:	172.819
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722597
Depreciation:	134403
Depreciated Total:	588194

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

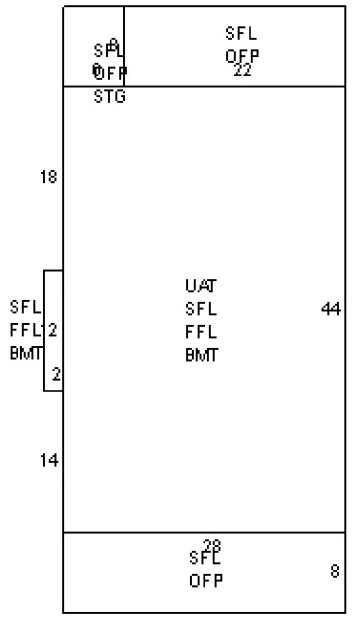
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.82
Special Features:	0	Val/Su Net:	117.17
Final Total:	588200	Val/Su SzAd	198.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,704	172.820	294,484
BMT	Basement	1,256	51.850	65,118
FFL	First Floor	1,256	172.820	217,061
OFP	Open Porch	448	20.420	9,149
UAT	Upper Attic	308	69.130	21,291
STG	Storage	48	10.290	494

Net Sketched Area:	5,020			Total:	607,597
Size Ad	2960	Gross Are	5944	FinArea	2960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1921	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900